



LOCATION MAP



145 SINGLE FAMILY RESIDENTIAL LOTS
61.9 ACRES (UNIT 1 & 2)
ONLY: MICHELLE L. TELFORD
WATER HILL COUNTY WATERWORKS CO.
SEWER, CITY OF SAN ANTONIO
PHASING UNIT 1 & UNIT 2
SEP 19 1984
DEPARTMENT OF PLANNING
Subdivision Section
SCALE: 1"=100'
2' CONTOURS
STREETS: PRIVATE WITH 50' R.O.W. EXCEPT ENTRY STREET
AS SHOWN
CONSTRUCTION TIME TABLE: UNIT 1 BEGINNING APPROX. JAN. 85
UNIT 2 BEGINNING APPROX. FEB. 85
ADJACENT OWNERS: BONE OAK CREEK JOINT VENTURE

P.O.A.D.P. FOR FAIRWAYS OF SONTERRA		DRAWING NO. 5246	
SHEET NO. 1 OF 1		HALLENBERGER/ TELFORD INC. Planners Engineers Architects 1322 BURNHAM PO BOX 6337 (512) 340-5571 SAN ANTONIO, TEXAS 78216	
DATE: JULY 1984 DESIGNED BY: R.T.L. DRAWN BY: J.D.K. CHECKED BY: M.J.L. SCALE: 1"=100'		RECEIVED SEP 19 1984 DEPARTMENT OF PLANNING Subdivision Section	

INFORMATION SHEET FOR
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
(P.O.A.D.P.)

FILE NO. 84-15-6A-88
(To be assigned by the Planning Dept.)

FAIRWAYS OF SONTERRA
P.O.A.D.P. NAME

MICHAEL ESPENSON
NAME OF DEVELOPER/SUBDIVIDER

ADDRESS

PHONE NO.

ATT: FERNANDO CUELLAR
HALLENBERGER/TELFORD
NAME OF CONSULTANT

11322 SIR WINSTON
ADDRESS

549 6571
PHONE NO.

GENERAL LOCATION OF SITE ALONG THE SOUTH R.O.W. LINE OF HUEBNER
RD. 1990 S.W. OF ITS INTERSECTION OF SONE OAK
PARKWAY

EXISTING ZONING (If Applicable)

PROPOSED WATER SERVICE

PROPOSED LAND USE

PROPOSED SEWER SERVICE

☐ City Water Board

☒ Single Family

☒ City of San Antonio

☒ Other District Hill Country Water
Name WORKS CO.

☐ Duplex

☐ Other System

☐ Water Wells

☐ Multi-Family

Name

☐ Business

☐ Septic Tank(s)

☐ Industrial

PRELIMINARY PLAN

DATE FILED Sept 17, 1984

REVISIONS FILED:
(if applicable)

DUE DATE OF RESPONSE
(Within 20 working days of receipt)

DATE OF RESPONSE
(Within 15 working days of receipt)

(Date of expiration of plan, if no plats are
received within 18 months of the plan filing)

REVIEWED BY STAFF ON

COMMENTS:

NEEDED INFORMATION:

INFORMATION REQUESTED: The POADP as an overview of the developer's projected land use
shall include, at least the following information:

- ☒ (a) perimeter property lines;
- ☒ (b) name of the plan and the subdivisions; & location map
- ☒ (c) scale;
- ☒ (d) proposed land use(s) by location and type; Residential?
- ☒ (e) existing and proposed circulation system of collector and arterial
streets and their relationship to any adjacent major thoroughfares
and any proposed alternative pedestrian circulation systems; sidewalks,
lanes, paths, etc.);
- ☒ (f) the proposed source and type of sewage disposal and water supply;
- ☒ (g) contour lines at no greater than ten (10) foot intervals;
- ☒ (h) projected sequence of phasing; & construction time tables
- ☒ (i) existing and/or proposed zoning classification(s);
- ☒ (j) known ownership and proposed development of adjacent undeveloped
land; and
- ☒ (k) existing adjacent streets or development which impact upon access
decisions within the proposed POADP.

called for
for add
for inf

DISTRIBUTION: TRAFFIC 9-21-84

TRANSPORTATION STUDY OFFICE 9-21-84

COMMENTS: Committee reviewed the plan on 9-28-84

no obj was imposed



CITY OF SAN ANTONIO

P. O. BOX 9000

SAN ANTONIO, TEXAS 78285

Applicant: Hallenberger/Telford, Inc.
Address: Mr. Fernando Cuellar
11322 Sir Winston
San Antonio, Texas 78216

October 2, 1984

☒ Preliminary Plan

Re: Fairways of Sonterra ☐ P.O.A.D.P.

File #: 84-15-64-83

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

☒ meets the P.O.A.D.P. requirements

☐ does not meet the P.O.A.D.P. requirements and does not constitute a POADP filing although it was submitted as a POADP. The lacking information is set out in the following section(s) of the Subdivision Regulations.

<input type="checkbox"/> 36-20D(a)	<input type="checkbox"/> 36-20D(e)	<input type="checkbox"/> 36-20D(i)
<input type="checkbox"/> 36-20D(b)	<input type="checkbox"/> 36-20D(f)	<input type="checkbox"/> 36-20D(j)
<input type="checkbox"/> 36-20D(c)	<input type="checkbox"/> 36-20D(g)	<input type="checkbox"/> 36-20D(k)
<input type="checkbox"/> 36-20D(d)	<input type="checkbox"/> 36-20D(h)	<input type="checkbox"/> _____

☒ is in general compliance with the Subdivision Regulations

☐ lacks compliance with the Subdivision Regulations regarding:

<input type="checkbox"/> Street layout	<input type="checkbox"/> Low density lots
<input type="checkbox"/> Relation to adjoining street system	<input type="checkbox"/> fronting onto major thoroughfares
<input type="checkbox"/> Stub streets	<input type="checkbox"/> 24' alley(s)
<input type="checkbox"/> Street jogs or intersections	<input type="checkbox"/> _____
<input type="checkbox"/> Dead-end streets	_____
<input type="checkbox"/> Cul-de-sac streets in excess of 500'	_____

☐ See annotations/comments on attached copy of your plan.

☐ Comments: _____

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

By

McConnel

LES R. HALLENBERGER, P.E.
pal
AM L. TELFORD, A.I.C.P.
pal
Y G. HEIMER, P.E.
ctor of Engineering
EN R. SILVIA, A.I.A.
ctor of Architecture
D P. KAISER
ctor of Planning
ERT H. LEININGER, P.E./R.P.S.
ctor of Surveying
CAR LOPEZ
duction Manager

**HALLENBERGER
TELFORD INC.**

Planners
Architects
Engineers

September 17, 1984
H.T.I. # 5246

Mr. Edward Guzman
Planner II
City Planning Department
P.O. Box 9066
San Antonio, Texas 78285

Re: P.O.A.D.P. for Fairways of Sonterra

Dear Eddie:

Attached are four prints of our P.O.A.D.P. for Fairways of Sonterra within the Stone Oak Development. Fairways of Sonterra is intended to be a Planned Unit Development (P.U.D.) with private streets. Additional pertinent information is shown on the P.O.A.D.P.

Although a P.O.A.D.P. may not be a requirement since public streets are not proposed, your review and comments would be welcome. If you have any questions, please do not hesitate to call me.

Sincerely yours,

Fernando

Fernando M. Cuellar
Director of Planning

FRC/gf

Attachments

*Called to
Requested additional
info from Fern. 9-18-84
Fern will return call.*

RECEIVED

SEP 17 1984

**DEPARTMENT OF PLANNING
Subdivision Section**